

# Transfer of Development Rights

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**May 19, 2016**

# Section V.O.2.b.5

## Giving Parcels (located in R-1, R-2, R-3, R-4, and G)

- Roughly 57 Giving Parcels
- 15 Giving Parcels under Chapter 61/61A
- Estimated total Development Rights: 4,023,500sf

### Estimated Giving Parcel Information

R-4 TDR Lots Aval.	393 Lots	2,554,500sf
R-3 TDR Lots Aval.	189 Lots	1,134,000sf
R-2 TDR Lots Aval.	0 Lots	0sf
R-1 TDR Lots Aval.	67 Lots	335,000sf
G TDR Lots Aval.	0 Lots	0sf

Estimated - based on wetlands and access - a land survey would need to be conducted to verify actual number of Giving Parcels



# What is the Development Potential

## 15 Pleasant Street Connector

- Approved: 5 stories on 8.6 acres
  - Roughly 31,162.4 sf per floor
  - Use of TDR (4 additional floors) = 124,649.6 sf



Estimated Giving Parcel Information			How many Lots
R-4 TDR Lots Aval.	393 Lots	2,554,500sf	20 Lots
R-3 TDR Lots Aval.	189 Lots	1,134,000sf	21 Lots
R-2 TDR Lots Aval.	0 Lots	0sf	N/A
R-1 TDR Lots Aval.	67 Lots	335,000sf	25 Lots
G TDR Lots Aval.	0 Lots	0sf	N/A

# What is the Development Potential

## 740/770 Cochituate Road

- Approved: 3 stories
  - Roughly 31308.33 sf per floor
  - FAR = 37461.61sf per floor
  - Height: (4 additional floors) = 149846.56sf



Estimated Giving Parcel Information			How many Lots
R-4 TDR Lots Aval.	393 Lots	2,554,500sf	24 Lots
R-3 TDR Lots Aval.	189 Lots	1,134,000sf	25 Lots
R-2 TDR Lots Aval.	0 Lots	0sf	N/A
R-1 TDR Lots Aval.	67 Lots	335,000sf	30 Lots
G TDR Lots Aval.	0 Lots	0sf	N/A

Transfer of Development Rights  
EAST Overlay Review  
For Discussion Purposes Only

